

MILLSTONE TOWNSHIP BOARD OF ADJUSTMENT

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, September 23, 2020 at 7:30 p.m. will be held using the Zoom Conferencing platform.

Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Attending Using a Device

If attending using a device, you will be able to see and hear the members of the Board of Adjustment Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Board of Adjustment or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

To join the meeting use the link on the Millstone Township Board of Adjustment web site home page

<https://www.millstonenj.gov> or join the meeting at: Join Zoom Meeting

Meeting ID: 922 593 6112

One tap mobile

+19292056099,,9225936112# US (New York)

+13017158592,,9225936112# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>

Attending via Telephone

If attending via telephone only, you will be able to hear the Board of Adjustment while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

Use one of the following phone numbers to join the meeting.

All plans, maps and papers regarding this matter are on file with Board of Adjustment and are available for public inspection on the Millstone Township Board of Adjustment website at

<http://www.millstonenj.gov/boardsnotices.html>

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary Pamela D'Andrea at p-dandrea@millstonenj.gov during normal business hours who will be hosting the meeting.

MEETING CALLED TO ORDER:	Chairman Novellino
READING OF ADEQUATE NOTICE:	Vice-Chairman Barthelmes
FLAG SALUTE:	Chairman Novellino
ROLL CALL:	Secretary D'Andrea
Barthelmes _____	Conoscenti _____
Frost _____	Lambros _____
Morelli _____	
Mostyn _____	Novellino _____
Ferrara(AltI) _____	Mangano (AltII) _____

APPROVAL OF MINUTES: August 26, 2020

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Morelli _____ Mostyn _____
Novellino _____ Ferrara(AltI) _____ Mangano (AltII) _____

RESOLUTIONS:

Z18-05 McCAFFERY, JAMES - Block 42, Lot 11.03 located at 72 Stillhouse Road consisting of 3.70 acres located in two zones; R80 and RU-P Zone. Applicant sought and received approval to a six-month extension of time to construct a single-family dwelling on a vacant lot.

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Morelli _____ Mostyn _____ Novellino _____
Ferrara(AltI) _____

RESOLUTION:

Z19-07 STEWART, DANIEL AND DOMENICA – Block 31.01, Lot 33 located at 2 Evergreen Court consisting of 2.62 acres in the R-130 Zoning District. Applicant proposed to construct a 2-car garage seeking variances relief from building size of 1,782.5 s.f. where 900 s.f. is permitted; height of 28.82 where 16’ is permitted. Applicant asked the application be dismissed without prejudice.

Motion _____ Second _____
Frost _____ Morelli _____ Mostyn _____ Novellino _____
Ferrara(AltI) _____ Mangano (AltII) _____

RESOLUTION:

Z19-06 SILVI GROUP COMPANIES – Block 22, Lot 13 located at 470 Route 33 in the HC Zone consisting of 13.405 acres. Applicant Sought and received Preliminary and Final Site Plan Approval, Use Variance Approval to add a 9,600 s.f. new building to the site. Removal of existing maintenance building. Addition of employee parking and installation of natural gas fueling.

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Morelli _____ Mostyn _____ Novellino _____
Ferrara(AltI) _____

NEW APPLICATION:

Z20-06 LENZO FAMILY, LLC – Block 17, Lot 8.06 located at 595 State Highway 33 consisting of 12.39 acres in the HC and PCD Zoning Districts. Applicant seeks approval to install a propane cylinder fill station. Applicant further seeks bulk variance relief for total square footage for two entrance signs on the property. Minor Site Plan and Use Variance. Deemed Complete: 8-18-20. Date of Action: 12-16-20. Noticing required.

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Ferrara(AltI) _____ Mangano (AltII) _____

NEW APPLICATION:

Z20-08 TLP REALTY, LLC.- Block 16.01, Lot 1 located at 400 Rike Drive consisting of 3.47 acres located in the BP Zoning District. Applicant seeks to construct an attached 3,198 s.f. garage and storage structure to the existing building, new structure is 24 ft. ht. Minor Site Plan and D-2 Variance Approval needed. Deemed complete 8-25-20. Date of Action 12-23-20. Noticing required.

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Ferrara(AltI) _____ Mangano (AltII) _____

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: